

NO AG. TAX DUE

Approved For Transfer
Treasurer of Frederick Co., MD
Taxes-Water/Sewer-PAID
Recordation Tax Pd.: \$28,000.00
03/02/2023 JM

RE: Deed of Trust
DATE: 3/1/23
INITIALS: D.E.

Fidelity National Title Insurance Company
File No. DC2202743
Tax Identification Nos. 01-012630 and 01-032100

Frederick County Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$10,000.00
TOTAL \$10,060.00
SKD SK
Mar 02, 2023 11:06 am

DEED

This DEED, made this 21st day of February, 2023, by and between **7K FREDERICK LLC**, a Maryland limited liability company, party of the first part ("GRANTOR"), and **2404 BALLENGER CREEK PIKE LLC**, a Maryland limited liability company, party of the second part ("GRANTEE"),

- WITNESSETH -

That in consideration of the sum of TWO MILLION AND 00/100 DOLLARS (\$2,000,000.00), which includes the amount of any outstanding mortgage or deed of trust, if any, the receipt and adequacy of which are hereby acknowledged, the GRANTOR does hereby grant and convey to the GRANTEE, its successor and assigns, in fee simple, all that certain property situate in the County of Frederick, State of Maryland, and more particularly described on Exhibit A attached hereto and made a part hereof.

Together with all the buildings and improvements thereon erected, made or being; and all and every of the rights, alleys, ways, waters, privileges, appurtenances, and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the property described on Exhibit A, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said 2404 BALLENGER CREEK PIKE LLC, a Maryland limited liability company, in fee simple.

And the GRANTOR hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrants specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

[Signatures Appear On Following Page]

In Witness Whereof, GRANTOR has caused this Deed to be properly executed and sealed the day and year first above written.

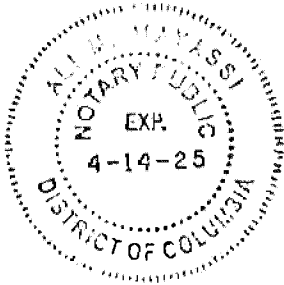
7K FREDERICK LLC

By: Earl F. Glock (Seal)
Earl F. Glock, Its Manager

DISTRICT OF COLUMBIA; to wit,

On this 21ST day of February, 2023, before me, the undersigned officer, personally appeared Earl F. Glock, Manager of 7K Frederick LLC, and that he, as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by himself as Manager.

In witness thereof I hereunto set my hand and official seal.



ali m. mayassi
Notary Public
My commission expires: My Commission Expires April 14, 2025
ALI M. MAYASSI
NOTARY PUBLIC DISTRICT OF COLUMBIA

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Earl F. Glock (Seal)
Earl F. Glock
Attorney ID 0006090004

AFTER RECORDING, PLEASE RETURN TO:
Fidelity National Title Insurance Company
1620 L Street NW, 4th Floor
Washington, DC 20036
Attn: Thomas Madigan

EXHIBIT "A"
LEGAL DESCRIPTION

All those lots or parcels of land situate, lying and being in Frederick County, State of Maryland, and being more particularly described as follows:

PARCEL ONE:

All the rest of that farm originally containing 204-1/4 acres of land, more or less, which was conveyed unto Melvin E. Beachley and Nancy A. Beachley, his wife, by Deed dated May 21, 1981 and recorded on June 3, 1981 among the Land Records of Frederick County, Maryland in Liber 1148 at folio 147, and more particularly described in Deed conveyed unto Robert M. Ranneberger, dated May 25, 1914 and recorded on May 25, 1914 among the said Land Records in Liber 308 at folio 560.

LESS AND EXCEPT that property conveyed to The Potomac Edison Company by Deed dated March 9, 1970 and recorded in Liber 821 at folio 119, containing 79.49 acres, more or less; and

LESS AND EXCEPT that property conveyed to Melvin E. Beachley and Nancy A. Beachley, his wife, by Deeds recorded in Liber 1678 at folio 1091, and in Liber 2446 at folio 355, further described as Lot One (1) containing 8.2951 acres, more or less, as shown on plat entitled "Addition Plat, Beachley Parcel 'A' Addition to Profit Acres - Section 1 - Lot 1, Previously recorded in Plat Book 42, Page 51 and Plat Book 45, Page 136, PROFIT ACRES", as the same is duly platted and recorded among the Plat Records of Frederick County, Maryland in Plat Book 61 at page 123; and

LESS AND EXCEPT that property conveyed to Calvin Thomas Vaugh and Rosario Garcia, as joint tenants, by Deed recorded in Liber 1732 at folio 1013, being further described as Lot Two (2) containing 3.3364 acres, more or less, as the same is shown on that certain plat entitled "Combined Preliminary/Final Plat, Lot 2, Section 1, PROFIT ACRES", as the same is duly platted and recorded among the Plat Records of Frederick County, Maryland in Plat Book 45 at page 136; and

LESS AND EXCEPT that property conveyed to Dennis John Bushta and Annamay Bushta, his wife, by Deed recorded in Liber 2800 at folio 681, being further described as Lot Three (3) containing 3.002 acres of land, more or less, as the same is shown on that certain plat entitled "Combined Preliminary/Final Plat, Section 1, Lot 3, PROFIT ACRES", as the same is duly platted and recorded among the Plat Records of Frederick County, Maryland in Plat Book 63 at page 107.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax I.D. No. 01-012630

PARCEL TWO:

BEING KNOWN AND DESCRIBED as Lot Three (3) containing 3.002 acres of land, more or less, as the same is shown on that certain plat entitled "Combined Preliminary/Final Plat, Section

1, Lot 3, PROFIT ACRES", as the same is duly platted and recorded among the Plat Records of Frederick County, Maryland in Plat Book 63 at page 107.

TOGETHER WITH the rights in common with others to the use of a common right-of-way area for ingress and egress to Lot 3 and the Remainder as shown and depicted on the aforesaid Plat and as described in the Driveway Notes referenced thereon.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax I.D. No. 01-032100

AFFIDAVIT OF TOTAL CONSIDERATION

I, the undersigned officer of the Grantor herein, do hereby certify, under the penalties of perjury, that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is the sum total of \$2,000,000.00.

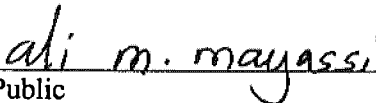
7K FREDERICK LLC
a Maryland limited liability company

By:  (Seal)
Earl F. Glock, Its Manager

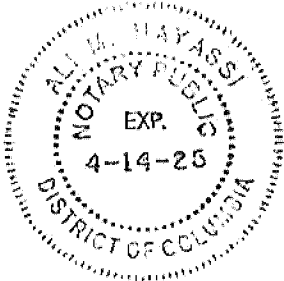
DISTRICT OF COLUMBIA; to wit,

On this 21st day of February 2023, before me, the undersigned officer, personally appeared Earl F. Glock, Manager of 7K Frederick LLC, and that he, as such Manager being authorized so to do, executed this Affidavit of Total Consideration for the purposes therein contained, by signing the name of the Grantor by himself as Manager..

In Witness Whereof, I hereunto set my hand and official seal.


Notary Public

My Commission Expires: ALI M. MAYASSI
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 14, 2025



MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2023

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor 7K Frederick LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

2404 BALLENGER CREEK DRIVE, ADAMSTOWN, MD 21710 TAX IDS: 01-012630 AND 01-032100

3. Reasons for Exemption

Resident Status

☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

7K FREDERICK LLC

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

Space Reserved for County Validation

Deed of Intent

DATE: 3/1/23

INITIALS: D.E.